

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L17000094076
FILED 8:00 AM
April 27, 2017
Sec. Of State
kpcardwell

Article I

The name of the Limited Liability Company is:

106-112 S. DIXIE OWNER, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

164 BENT TREE DRIVE
PALM BEACH GARDENS, FL. 33418

The mailing address of the Limited Liability Company is:

164 BENT TREE DRIVE
PALM BEACH GARDENS, FL. 33418

Article III

The name and Florida street address of the registered agent is:

AARON SPAHR
164 BENT TREE DRIVE
PALM BEACH GARDENS, FL. 33418

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: AARON SPAHR

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
AARON SPAHR
164 BENT TREE DRIVE
PALM BEACH GARDENDS, FL. 33418

Title: MGR
ADAM VERNER
320 5TH AVENUE SUITE 800
NEW YORK, NY. 10001

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Signature of member or an authorized representative

Electronic Signature: AARON SPAHR

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.